

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 5, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of May 8, 2009 and May 22, 2009**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
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Regular Agenda Items

- 1. [Tavarez, Plan Amendment Authorization; PAA08-009; Valley Center Community Plan Area](#) (Brown) Continued from the meeting of May 22, 2009

The request is a Plan Amendment Authorization (PAA) to allow the property owner to submit an application to request a change in the parcel's General Plan Regional Land Use Category from Multiple Rural Use (18), to the Land Use Designation of Office -Professional (11). County Board of Supervisor's Policy I-68 allows property owners or other interested persons to present a private request to the Director of Planning and Land Use to initiate a General Plan Amendment through the Plan Amendment Authorization Process. The Director of Planning and Land Use has determined not to initiate the Plan Amendment Authorization; therefore, the property owner is requesting that it be initiated by the County Planning Commission. The project is located at 30665 Old Highway 395, Escondido, CA 92026, in the Valley Center Community Plan Area.

2. [Lake Jennings Village; GPA 05-005; REZ 05-013; TM5444RPL4; STP 05-047; Lakeside Community Plan Area \(Hofreiter\)](#)

A revised, two-story alternative for the Lake Jennings Condominium Project is proposed, based on prior Board of Supervisors direction. The project alternative is a one-lot subdivision of 13.10 acres for a two-story, 160-unit residential condominium project. It will include community recreation facilities and an open space easement along Los Coches Creek. The project alternative includes vacation of Pecan Lane and extension of Rios Canyon Road to form a T-intersection with Old Highway 80. It will be served by the Lakeside Sanitation District and Padre Dam Municipal Water District. A General Plan Amendment and Zoning Reclassification are proposed to result in a Land Use Designation of (8) Residential and Zoning of RU13 Residential. The existing Land Use Designations are (5) and (8) Residential, (13) General Commercial, and (14) Service Commercial; the existing Zoning is RS7 Residential, A70 Limited Agriculture, C37 Heavy commercial, and C44 Freeway Commercial. The project also includes a Tentative Map and Site Plan. The project is located at the intersection of Olde Highway 80 and Lake Jennings Park Road in the Lakeside Community Planning Area.

3. [Chocolate Summit; Major Use Permit; P08-050; Alpine Community Plan Area \(Lubich\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility consists of concealing three (3) panel antennas inside a 20'6" faux chimney structure mounted on top of an existing detached garage. Associated equipment will consist of one (1) mini equipment cabinet enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall. Both the proposed faux chimney and equipment enclosure will have wood siding and trim painted to match the existing structures onsite. The project will occupy 100 square-feet of the 2.5 acre parcel. The project is subject to the 1.3 Estate Development Area General Plan Regional Regional Category and the (17) Estate Residential General Plan Land Use Designation. The subject property is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 9689 Chocolate Summit Drive, El Cajon, CA 92021, within the Alpine Community Planning Area.

4. [Riverview Farm Wireless Telecommunications Facility; Major Use Permit; P08-033; Lakeside Community Plan Area \(Chan\)](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility will include twelve

(12) panel antennas mounted on an existing water tank. Associated equipment including a generator placed within a sound house and equipment cabinets that will be enclosed by a CMU wall. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation of (5) Residential, and is zoned RS4 (Residential). The project site is located at 9464 Emerald Grove Avenue, within the Lakeside Community Plan Area.

5. **Coral Reef Properties, LLC Equestrian Facility (Delta Farm Improvements), Major Use Permit Modification; P89-027W¹; San Dieguito Community Plan Area (Shalom)**

The project is a Major Use Permit Modification to an existing equestrian facility for the boarding and breeding of up to 30 horses approved as part of Major Use Permit (P89-027). The modification will include the refurbishment of an existing stable, bullpen, crossties, and storage building approved under the original Major Use Permit (P89-027), as well as the construction of a covered riding arena, grooms' quarters with garage, carport, hay storage building, covered mechanical walker, five covered crossties and arbor. No expansion of capacity of the facility or event usage is proposed. The site is subject to the General Plan Regional Category Environmentally Constrained Area (ECA, Policy 1.6) and Land Use Designation (21) Specific Plan Area, within the existing Fairbanks Ranch Specific Plan. Zoning for the site is A70 (Limited Agriculture) with the "F" Special Area Designator (Floodplain Area Regulations), which applies to properties subject to inundation under 100-year frequency flood conditions. The project is located at 16013 Via De Santa Fe in the San Dieguito Community Plan Area.

6. **Crows Nest Wireless Telecommunications Facility; Major Use Permit; P04-031W¹; Crest-Dehesa Community Plan Area (Lubich)**

This is a request for a Major Use Permit Modification to authorize the construction, operation, and co-location of an unmanned wireless facility. The facility includes an existing 35-foot tall faux broadleaf tree to which three (3) panel antennas will be mounted. Associated equipment will consist of one (1) mini equipment cabinet and will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 14 square feet square-feet of the 22.53 acre project site. The project is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category and the (18) Multiple Rural Use General Plan Land Use Designation. It is zoned A72 (General Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. This is a modification to a previously approved Major Use Permit. The project site is located at 987 Crows Nest Lane, El Cajon, CA 92019, within the Crest-Dehesa Community Planning Area.

7. [Rancho Verona Group Care Facility; Major Use Permit; P04-050; North County Metropolitan Subregional Plan Area \(Lubich\)](#)

The project proposes a Major Use Permit for a Group Care Facility with a maximum capacity of 29 beds (residents). The project consists of the operation of a Group Care Facility for a maximum of 29 residents; realignment of a portion of the driveway back inside the property line; widening the emergency access road connecting to North Centre City Parkway; construction of an enclosure for recycling materials, a gravel turnaround for recycling trucks; and construction of a noise attenuation wall. The project site is currently operating as an existing Group Care Facility with four existing single-story structures on a 9.75 acre lot. The proposed project would not require construction of any additional structures. Primary access is located in the southeastern corner of the project site on Jesmond Dene Road. The project site would contain four parking areas with a total of 24 parking spaces (5 ADA compliant). The site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category and the (1) Residential Land Use Designation. Zoning for the site is RR1 (Rural Residential), which permits Group Care Facilities upon the approval of a Major Use Permit pursuant to Section 2185(b) of the Zoning Ordinance. The project site is located at 25720 Jesmond Dene in the Hidden Meadows Community Sponsor Group area within the North County Metropolitan Subregional Plan Area.

8. [Cricket/ Felicita Park; Major Use Permit; P06-032; North County Metro Community Plan Area \(Lowe\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility will include a 50-foot high faux monobroadleaf tree to which three (3) panel antennas (each antenna to be covered with leafy screening materials) will be mounted. Associated equipment will consist of one Nortel CMO equipment cabinet. The equipment will be enclosed by a 13'x10'-foot tall Concrete Masonry Unit block wall with a gabled roof, designed to match the neighboring enclosure for an existing unmanned wireless telecommunications facility onsite. The project will occupy approximately 240 square feet of the 52 acre parcel. The project is located at 742 Clarence Lane, Escondido, CA in the North County Metro Community Planning Area.

Administrative Agenda Items

- G. **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- H. **Discussion of correspondence received by Planning Commission.**

I. Scheduled Meetings.

June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.